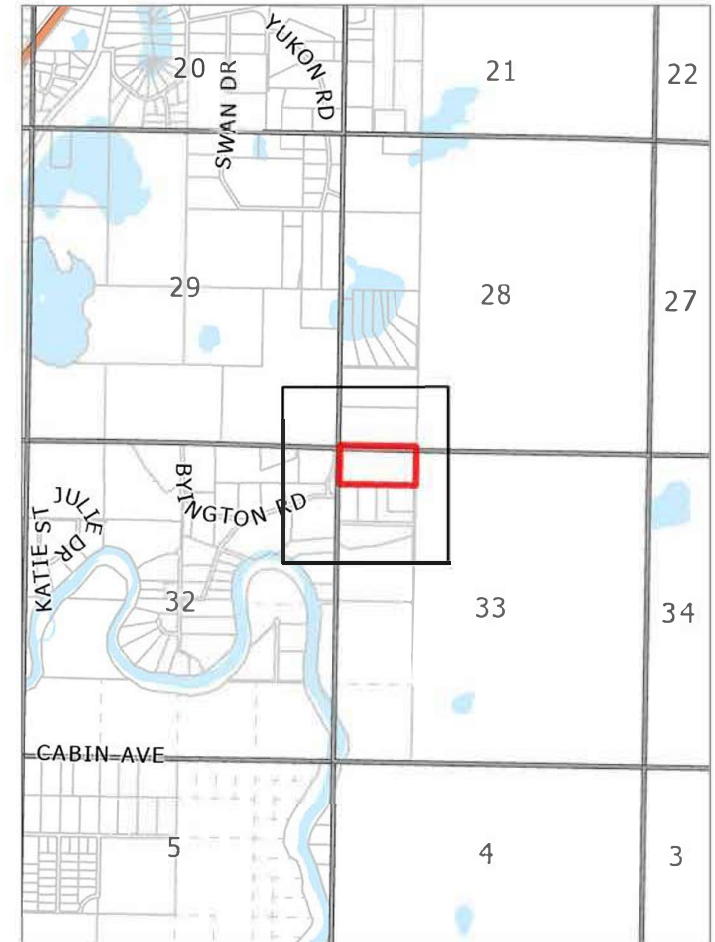
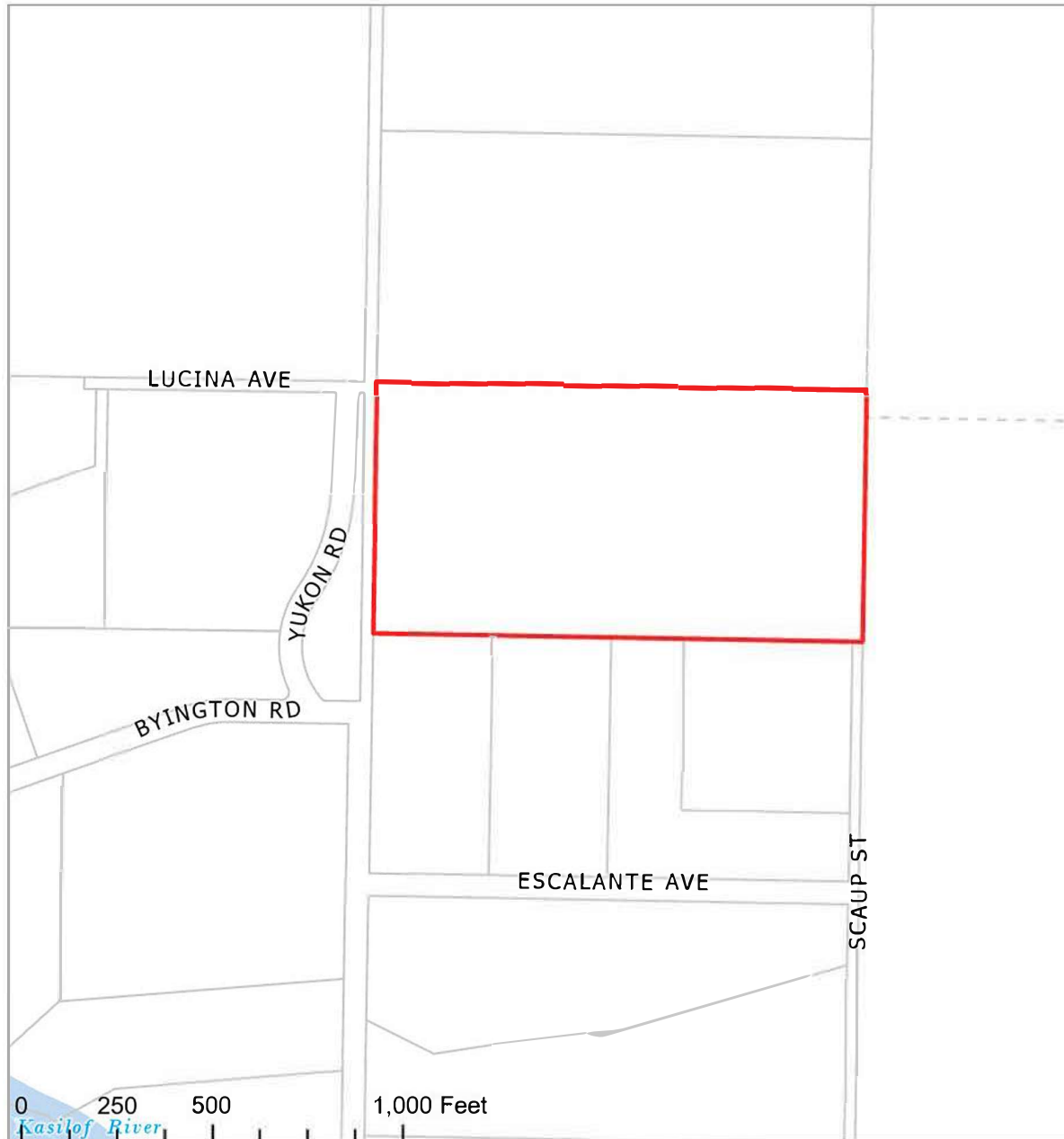


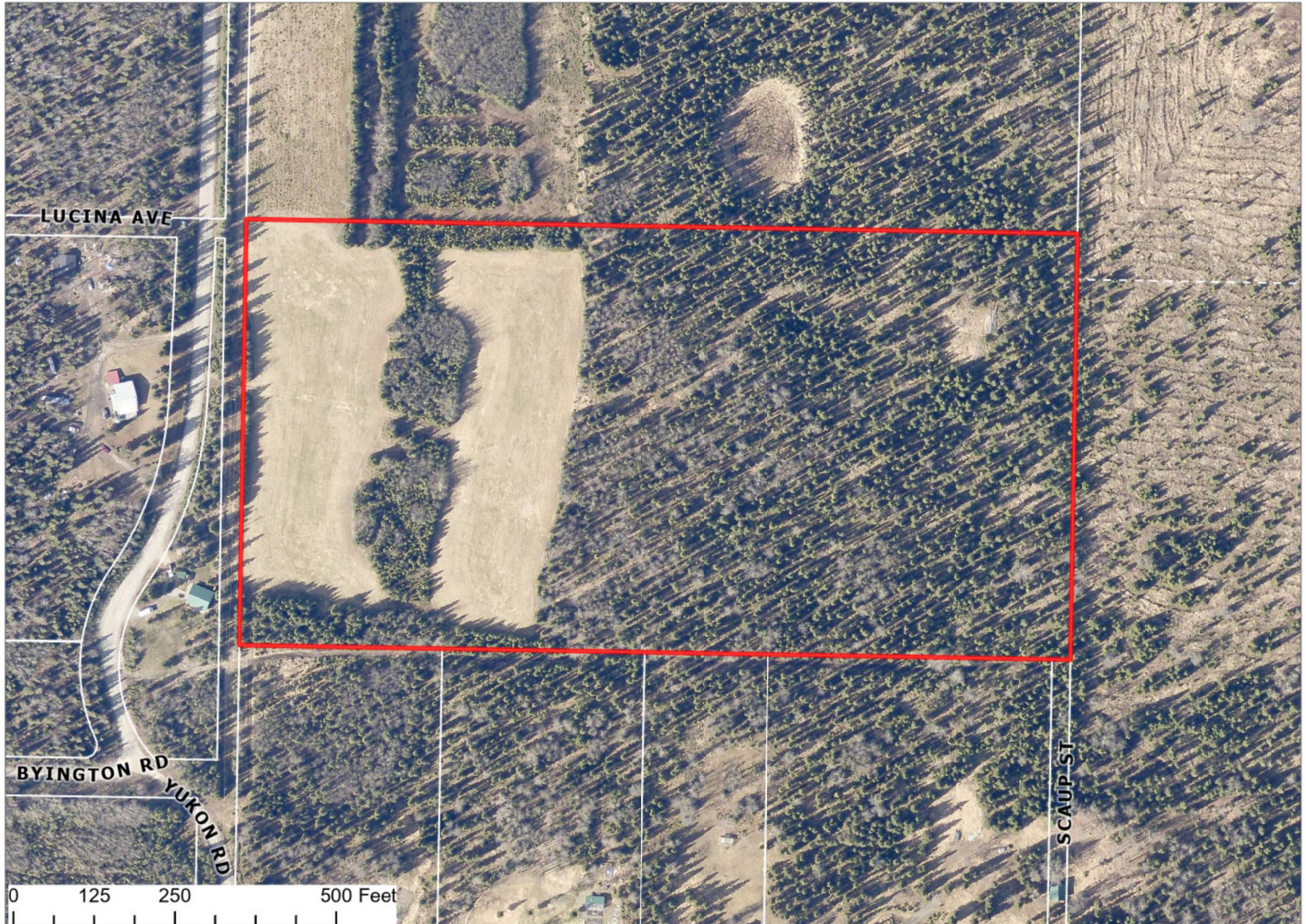
E. NEW BUSINESS

- 4. Kenai Horse Trails Subdivision; KPB File 2025-012
Edge Survey & Design / Udelhoven Rentals, LLC
Location: Yukon Road & Scaup Street
Kasilof Area**

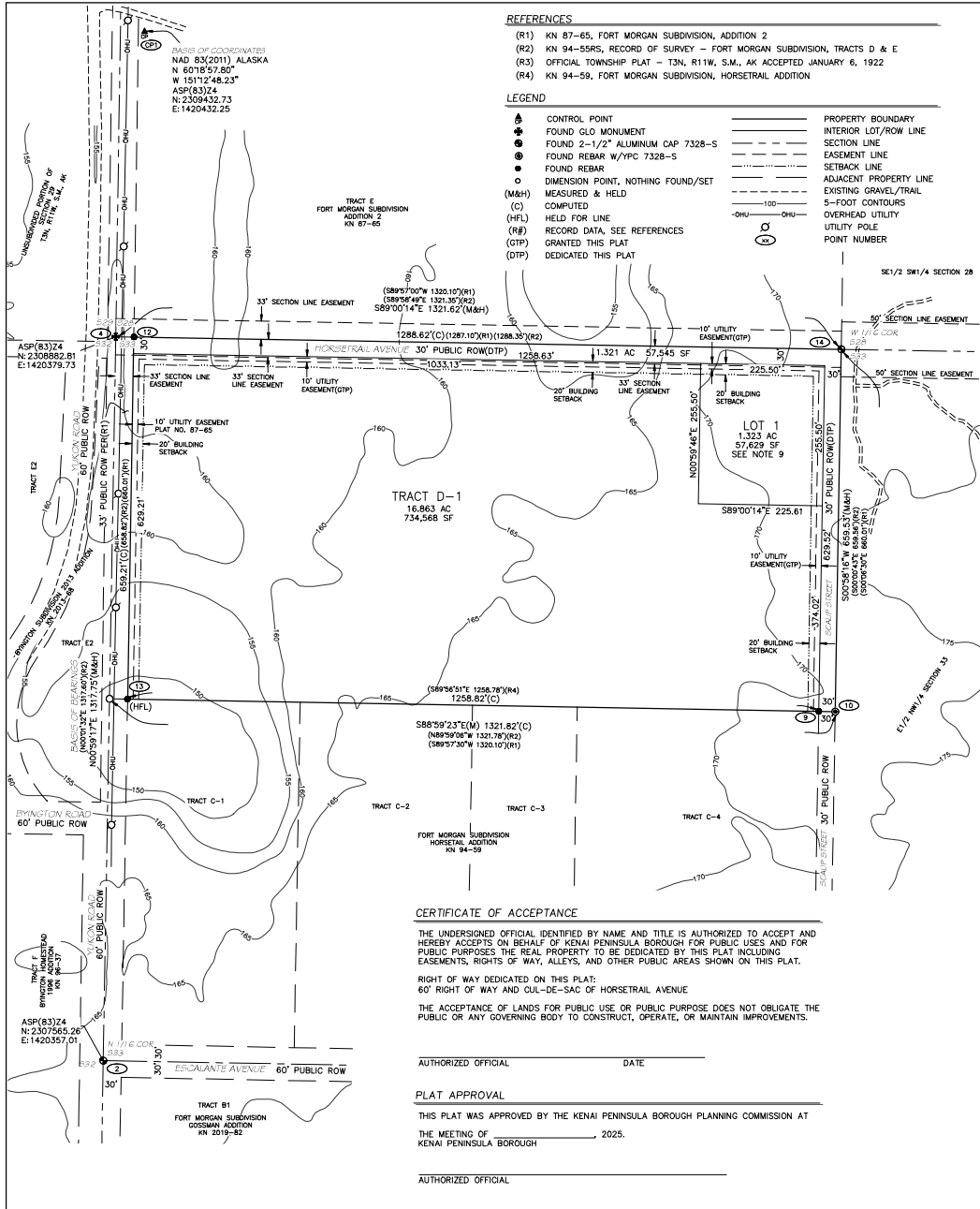


KPB FILE 2025-012
T03N R11W
Sec 28 & 33
KASILOF

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



MONUMENT SUMMARY

- (27) EDE SURVEY CONTROL POINT
SET 5/8" REBAR WITH 1-1/2" PLASTIC CAP FLUSH WITH GRADE AS CONTROL POINT
- (2) OFFICIAL SURVEY MONUMENT
18919
332'-533'
N 1/16"
- (4) U.S. FEDERAL LAND OFFICE MONUMENT
18919
529 528
532 533
920 -
- (8) FOUND 2-1/2" BRASS CAP MONUMENT 0.4' BELOW GRADE WITH SLIGHT LEAN
1328-S
1
NW 1/4
S13
794
- (9) FOUND 2-1/2" ALUMINUM CAP 0.1' BELOW GRADE IN GOOD CONDITION - STAMPED WRONG - SHOULD BE S33
1328-S
1
NW 1/4
S13
794
- (10) FOUND 1/2" REBAR 0.2" ABOVE GRADE IN GOOD CONDITION HELD RECORD 30' WEST FROM MEASURED 1/6TH SECTION LINE FOR ROW. REBAR FOUND 0.0' FROM COMPUTED POSITION.
7328-S
1994
- (12) FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP FLUSH WITH GRADE IN GOOD CONDITION
1328-S
1
NW 1/4
S13
794
- (13) FOUND 1/2" REBAR 0.1' BELOW GRADE WITH REMAINS OF OLD CAP & FLAGGING WITH SLIGHT ANGLE. HELD RECORD 33' EAST OF MEASURED SECTION LINE FOR ROW. REBAR FOUND ONLINE WITH COMMON LINE OF TRACT D & E - FOUND 0.18' EAST OF COMPUTED COMMON CORNER.
1328-S
1
NW 1/4
S13
794
- (14) FOUND 1/2" REBAR 0.2' BELOW GRADE WITH ILLEGIBLE YELLOW PLASTIC CAP THAT FELL OFF WHEN RECOVERED. HELD RECORD 33' EAST FROM MEASURED SECTION LINE FOR ROW. REBAR HELD FOR SOUTH LINE OF TRACT D - FOUND 0.48' WEST OF COMPUTED SOUTHWEST CORNER.
1328-S
1
NW 1/4
S13
794

SURVEY NOTES

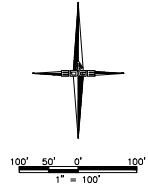
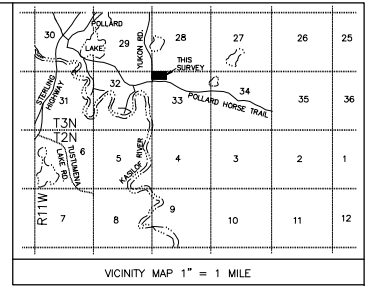
1. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10000.
 2. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 3. THE BASIS OF COORDINATES IS ALASKA STATE PLANE, ZONE 4, NAD83(2011), EPOCH 2010.000 IN U.S. FEET BASED ON AN OPUS SOLUTION OF CONTROL POINT #1. A 5/8" X 30' REBAR WITH 1-1/2" PINK PLASTIC CAP HAVING A VALUE OF N:2309432.73, E:1420432.25.
 4. THE BASIS OF BEARING IS ALASKA STATE PLANE NAD83(2011) AS MEASURED BETWEEN MONUMENTS 2 & 4 DERIVED FROM GPS OBSERVATIONS AND HAVING A BEARING OF N00°59'17"E.
 5. THIS FIELD SURVEY WAS PERFORMED IN JUNE OF 2023 FOR U.S. FISH & WILDLIFE SERVICES.
 6. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 7. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 8. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO ANY DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
 9. LOT 1 IS TO BE ACQUIRED BY U. S. FISH & WILDLIFE SERVICES FOR A PUBLIC PARKING AREA TO THE KENAI POLLARD HORSE TRAIL SYSTEM.
 10. ROADS MUST MEET THE DESIGN & CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM. (KPB 14.06).
 11. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JANUARY 3, 1962 AND FILED FOR RECORD UNDER MISC. BOOK 7, PAGE 167 IN THE KENAI RECORDING DISTRICT, WHERE AS THE EXACT LOCATION IS NOT ASCERTAINABLE.
 12. WASTEWATER DISPOSAL: TRACT D-1 IS AT LEAST 200,000 SQUARE FEET IN SIZE AND MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL:** LOT 1 SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, MARK A. AMONETTI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY MAP REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS LOCATED AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN ONE IN 10,000.

MARK A. AMONETTI, PLS 13022



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT UDELHOVEN PROPERTIES, LLC (1/4/A UDELHOVEN RENTALS, LLC) IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF UDELHOVEN PROPERTIES, LLC, (1/4/A UDELHOVEN RENTALS, LLC) I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JAMES UDELHOVEN, MANAGING MEMBER DATE _____
UDELHOVEN PROPERTIES, LLC
(1/4/A UDELHOVEN RENTALS, LLC)
P.O. BOX 126
KASLOFF, AK 99610

NOTARY ACKNOWLEDGMENT

FOR JAMES UDELHOVEN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025.

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

EDGE
SURVEY AND MAPPING, INC.
8000 HAWK CIRCLE, SUITE 100, ANCHORAGE, AK 99516
Phone (907) 584-5295 Fax (907) 584-7754
AK Lic. # 13022

PLAT OF
KENAI HORSE TRAILS SUBDIVISION
TRACT D-1 & LOT 1
A SUBDIVISION OF TRACT D, FORT MORGAN SUBDIVISION, KN 87-65
LOCATED IN THE NW1/4 SECTION 33,
TOWNSHIP 3 NORTH, RANGE 11 WEST, SEWARD MERIDIAN,
KENAI RECORDING DISTRICT, TIER 1 JUDICIAL DISTRICT,
STATE OF ALASKA
CONTAINING 19.51 ACRES, MORE OR LESS
OWNER: UDELHOVEN PROPERTIES, LLC
P.O. BOX 126
KASLOFF, AK 99610

DRAWN BY: VLB	DATE: 02/13/2025	PROJECT NO.:
CHECKED BY: MA	SCALE: 1"=100'	SHHET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT
Kenai Horse Trails Subdivision**

KPB File No.	2025-010
Plat Committee Meeting:	February 24, 2025
Applicant / Owner:	Udelhoven Rentals, LLC
Surveyor:	Veronica Bojko / Edge Survey and Design
General Location:	Yukon Road, Kasilof area

Parent Parcel No.:	133-513-04
Legal Description:	Township 3 North, Range 11 West, Section 33, Seward Meridian, Plat KN 87-65, Fort Morgan Subdivision Addition 2, Tract D
Assessing Use:	Residential Improved Land
Zoning:	Unrestricted
Water / Wastewater	On-Site / On-Site
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 19.50-acre parcel into two parcels; one of 16.863 acres and one of 1.323 acres.

Location and Legal Access (existing and proposed):

Legal access is provided by Yukon Road to the west and Scaup street to the southeast. Yukon road is a 33-foot pre-existing road, with portions of the road dedicated. Yukon road connects to the Sterling Highway to the north and west, a state-maintained road. Scaup Street is a 33-foot dedicated road located to the southeast which connects to Escalante Avenue further to the south. Escalante Ave then runs west to connect with Yukon Road and the Sterling Highway.

The proposed plat dedicates two roads: Horsetrail Avenue to the north and Scaup Street to the east. Horsetrail Avenue is a 30-foot dedication that will begin from the intersection of Yukon Road, extending east. Scaup Street is a 30-foot dedication extending the Scaup Street dedication from the south. Potential future subdividing of the adjacent parcels abutting the subdivision will be able to provide additional right-of-way for the proposed dedications. Horsetrail Avenue will provide access to both proposed tracts and the unsubdivided parcel to the east. **Staff Recommends** the surveyor modify “Horsetrail Avenue” to “Horse Trail Avenue” per the KPB Addressing Officers review.

Section line easements affect the proposed plat as noted in plat note 5. There are 33’ section line easements on the north and west. The west easement is located within the previously dedicated Yukon Rd. The easement on the North is noted on the plat as 3’ remains outside the 30’ dedication of Horsetrail Ave. there are 33’ section line easements to the north and west across the section lines to be noted also, the one to the north has been shown, but the one to the west has not. The easements widen to 50’ as they go east beyond the plat and are also shown.

No vacations are proposed with this platting action.

Block length is compliant due to the presence of existing roads and proposed dedications: Yukon Road to the west, Horsetrail Avenue on the north, Scaup Avenue on the east and Escalante Avenue to the south.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments:
---------------------------	--

	Legal access to both parcels currently relies upon multiple private property easements. No additional RSA comments or objections.
SOA DOT comments	No comment

Site Investigation:

The submitted plat does not show any improvements. Reviewing that information with KPB GIS Imagery and KPB Assessing records, the subject property is determined as vacant.

Plat note number 9 states that proposed Lot 1 will be used as a public parking area to the Kenai Pollard Horse Trail system.

Contours have been provided on the plat and confirming with the KPB GIS contours layer. There are no steep slopes with slopes not exceeding 10% across the plat. No wetlands affect this property according to KWF Wetlands Assessment. **Staff Recommends** the contours to be removed on the final plat.

The River Center Reviewers did not identify this plat to be located in a FEMA-designated flood hazard area or habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments
	B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally aliquot parts of the SW1/4 of Section 28 and NW1/4 of Section 33, Township 3 North, Range 11 West, Seward Meridian, Alaska. Fort Morgan Subdivision Addition 2 Tracts D, E, F, and G, plat KN 87-65, subdivided the land into tracts D through G. The proposed plat will subdivide Tract D into one Tract consisting of 16.863 acres and one Lot consisting of 1.323 acres.

The parent plat, Fort Morgan Subdivision Addition 2 Tracts D, E, F, and G, plat KN 87-65, includes a plat note granting a 50-foot building set-back from all rights-of-ways. It was hand crossed-out from 20' and wrote in as 50'. The current KPB code, KPB 20.30.240, requires a 20-foot building setback. The note on the parent plat does not provide a justification to the change. Plat note 6 on the proposed plat contains the proper building setback of 20' according to current KPB code 20.30.240 Building Setbacks. **Staff recommends** the Plat Committee concur that the plat note does not need to be carried forward and the current note can remain as is according to current KPB Code 20.30.240.

A soils report will be required and an engineer will sign the final plat for Lot 1.

A soils report will not be needed as the lots are over 200,000 sq ft in size for Tract D-1.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

The parent plat, Fort Morgan Subdivision Addition 2 Tracts D, E, F, and G, plat KN 87-65, granted a 10-foot utility easement, including the entire setback within 5-feet of side lot lines adjacent to all street rights-of-way. The 10-foot utility easement is being carried forward on the plat, as determined by the depiction and label. A 10-foot utility easement is being granted on the proposed rights-as-way.

A general easement was granted to Homer Electric Association, Inc. on January 3, 1962 for electric lines or system and/or telephone lines as recorded by book 7, Page 167, KRD. This easement is noted on the plat as plat note number 11.

A blanket easement was granted to Glacier State Telephone Co. on March 5, 1981, as recorded by Book 168, Page 16. **Staff recommends** the surveyor determine the location of the easement and depict and note it on the plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	No Comments
ENSTAR	No Comments or Recommendations
ACS	No Response
GCI	No Response

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 22950 YUKON RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: YUKON RD, SCAUP ST, LUCINA AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: Yes</p> <p>List of Approved Street Names: HORSE TRAIL AVE (TWO WORDS)</p> <p>List of Street Names Denied:</p> <p>Comments: 22950 YUKON RD WILL BE DELETED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**
- *Modify the KPB File No to 2025-012*
 - *The name of the subdivision should include the parent plat's name, please modify to include. Please note Fort Morgan Subdivision, Horse Trail Addition has been used previously.*
 - *Please modify the owner's name to "Udelhoven Rentals, LLC"*
 - *Correct the spelling of sheet*
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:**
- *Please depict the roads more prominently abutting the subdivision and provide a label for Yukon Road directly to the east traveling north and south. Change the weight of the contours and road ROW lines as the contours show more prominent than the ROWs.*
 - *Show location, width, and name of Lucina Avenue*
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**
- *Either reduce how many sections are shown or label all sections and lakes with names if available.*
 - *Make roads more prominent*
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
- Staff recommendation:**
- *Add CTP # 4*
 - *Add CTP #15*

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- o Correct Tract E2, KN 2013-68, to the west to “Tract E3” and name of subdivision to the south to “Horstrail Addition”

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

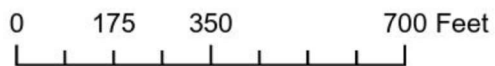
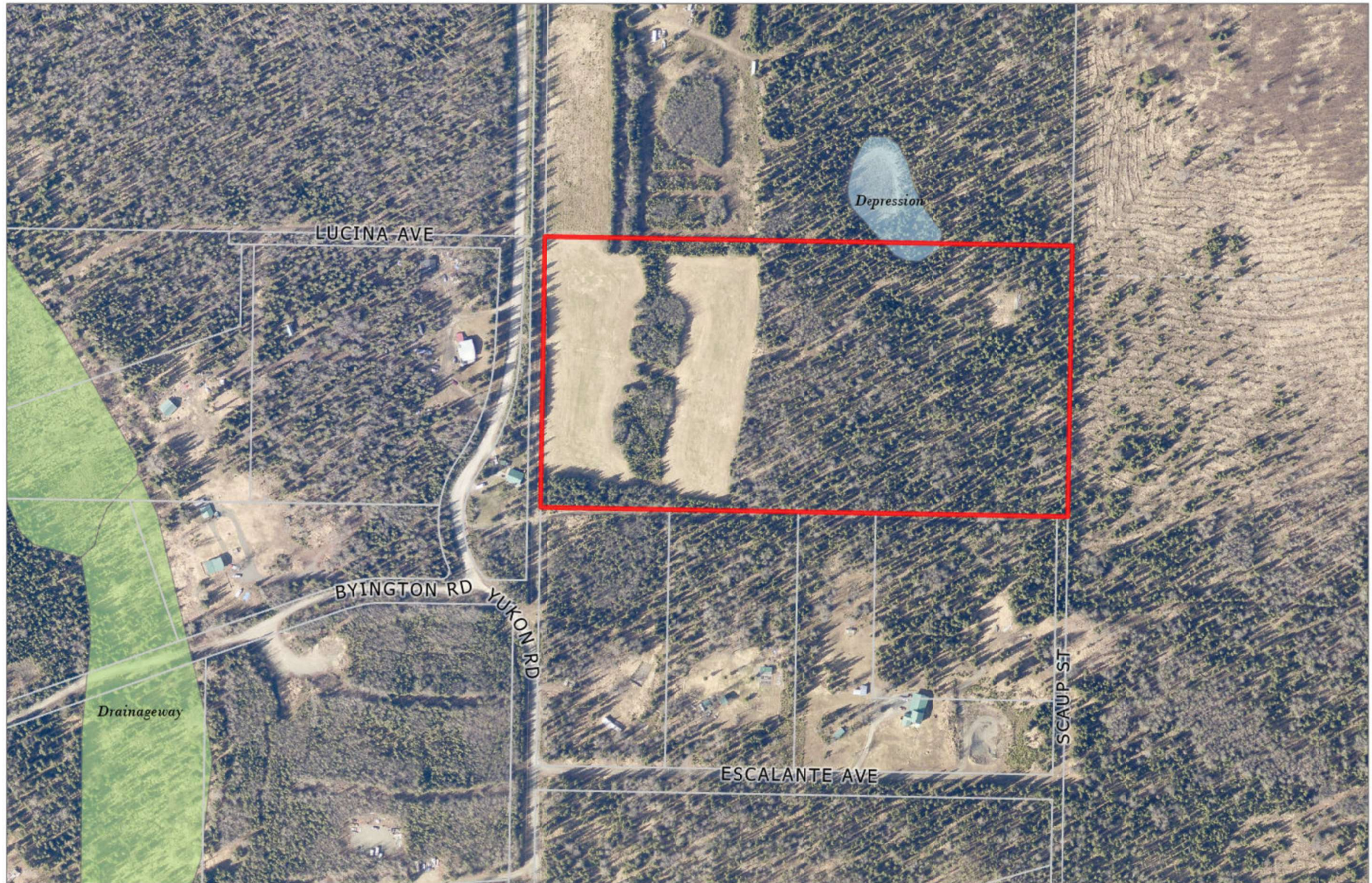
IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



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KV 87-65

FORT MORGAN SUBDIVISION ADDN. 2

TRACTS D, E, F, AND G

LOCATED IN SW 1/4 SEC. 28, NW 1/4 SEC. 33, T.3N, R.IIW. S.M., ALASKA.

KENAI RECORDING DISTRICT

By George Pollard, Box 40 Kaslof, AK 99610

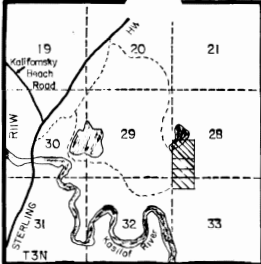
SCALE 1" = 200'

AREA = 100 AC.±

MARCH 14, 1986

NOTES

A building set-back of $\frac{50}{20}$ from all street R.O.W.s is required unless a lesser standard is approved by a resolution of the appropriate planning commission. From 10' of building set-back is also a utility easement and also the entire set-back within 5' of side lot lines for guy wires. Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person shall construct, install, maintain, or operate a pressurized water system or water borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained.



VICINITY 1" = 1 MILE MAP

87-65
 COPIED FILED
 Kenai REC. DIST.
 DATE 5/20 1987
 TIME 4:01 P
 BY H. Johnson

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April 20, 1987.

KENAI PENINSULA BOROUGH

By Richard P. Tunge 5-20-87
Authorized Official Date

OWNERS' CERTIFICATE AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all R.O.W.s to public use, and grant all easements to uses shown.

George R. Pollard
George R. Pollard

Ruth A. Pollard
Ruth A. Pollard



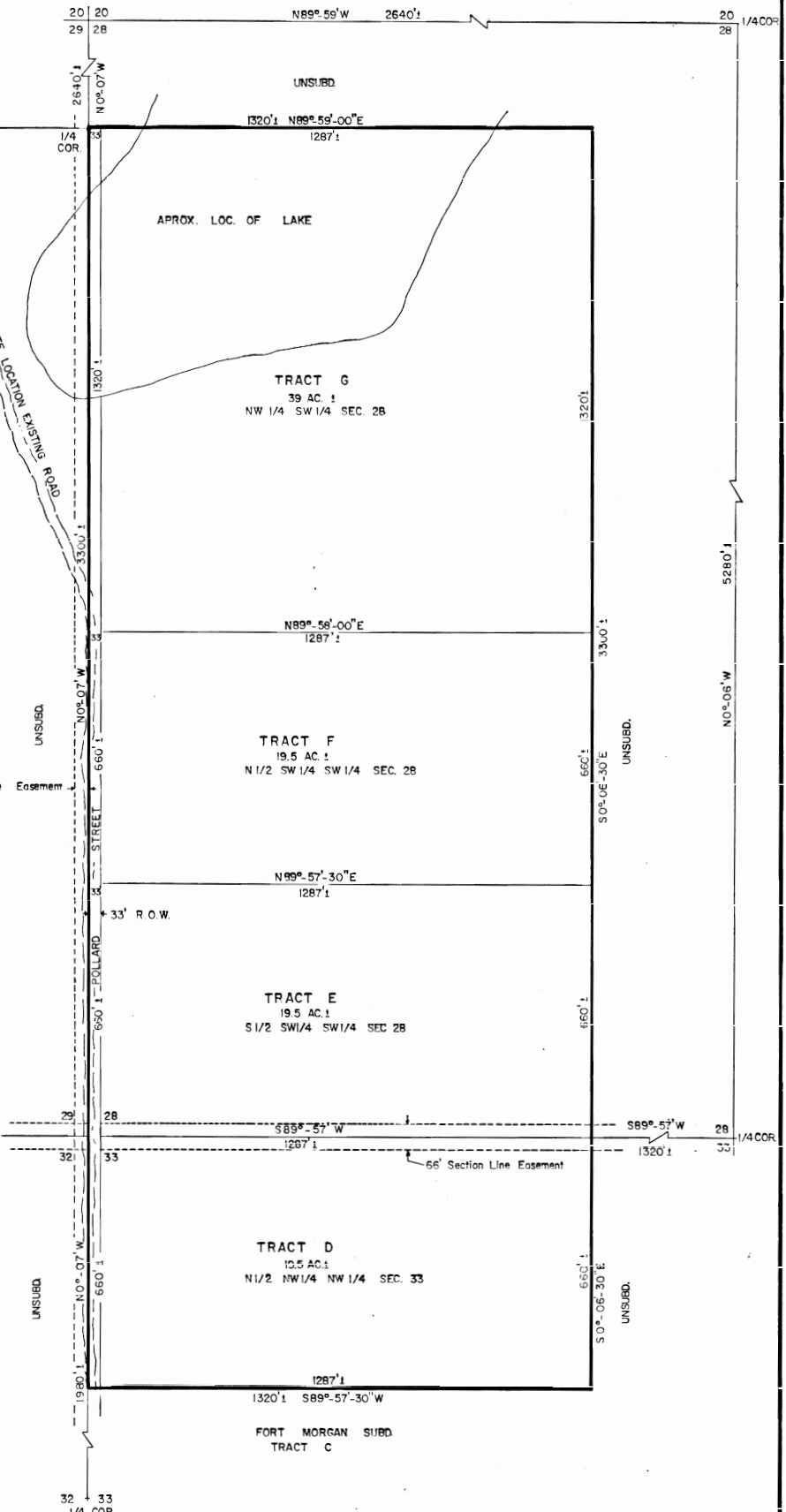
NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 20th day of April, 1987

Susan Healy
NOTARY FOR ALASKA
for George R. Pollard and Ruth Pollard

LEGEND AND REFERENCES

This is a paper plat of SW 1/4 Sec. 28, and NW 1/4 Sec. 33, T.3N, R.IIW. S.M. Alaska.
All bearings and distances refer to the G.L.O. official plat of T.3N., R.IIW. S.M., Alaska, other features from U.S.G.S. quadrangle map.
This plat of 100 acres is subdivided by aliquot parts. No field survey was made at this date, nor were any monuments or stakes set.



FORT MORGAN SUBD., TRACTS D & E RECORD OF SURVEY

Located in Fort Morgan Subd. Adn. 2 (KR 87-62), SW 1/4 Section 28 and NW 1/4 Section 33, T3N R11W, S.M., Kasilof, Alaska
Kenai Recording District

PREPARED FOR
Ashley Udelhoven
1300-B Jackson Dr
Anchorage, Ak 99502

Bruce Davis
P.O. Box 2481
Soldotna, Ak 99669

PREPARED BY
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

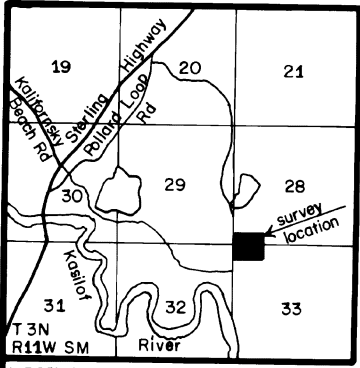


SCALE 1"=200' 27 June, 1994

94-55RS

RECORDED-FILED²⁰

KENAI RECORDING DIST.
DATE 10/12, 1994
TIME 1:57 PM
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

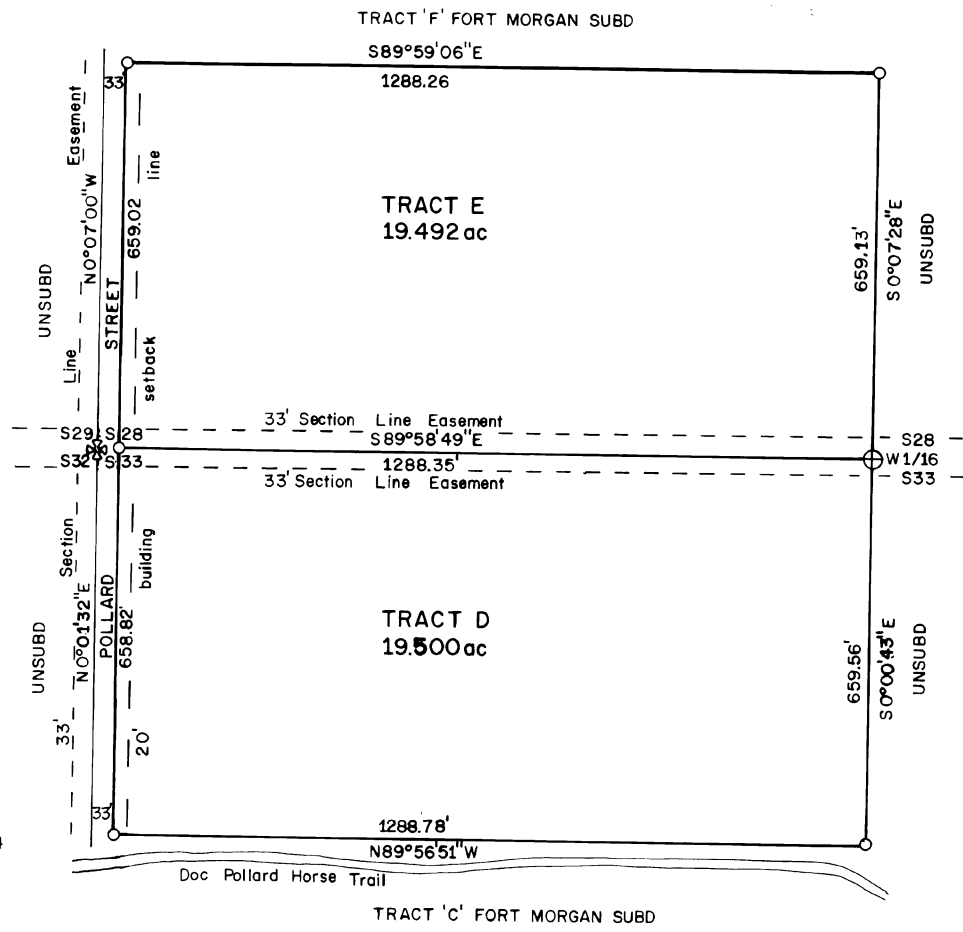
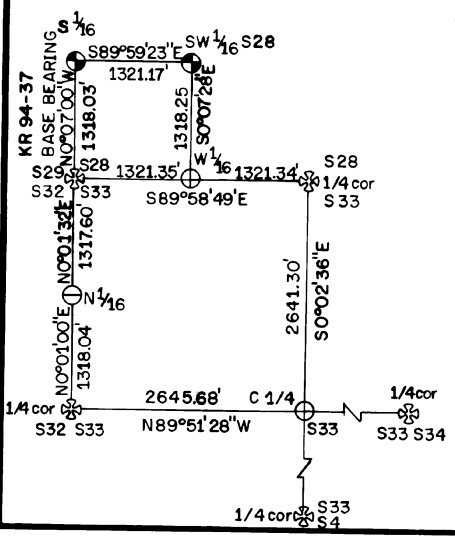


VICINITY 1"=1 mile MAP

LEGEND

- ⊙ - USGLO brass cap monument, 1920, found
- ⊖ - 3-1/2" alcap monument, LS-5152, 1989, found.
- ⊕ - 2-1/2" alcap monument, 7328-S, 1993, found.
- ⊗ - 2-1/2" x 30" aluminum monument, set.
- - 1/2" x 24" rebar with 1" plastic cap, set.

INDEX TO CORNERS



NOTES

1. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. This survey does not constitute a subdivision as defined by A.S. 40.15.190(2).